

CITY COUNCIL

MEETING MINUTES

SEPTEMBER 02, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6:02 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Fire Chief David Pennington, Assistant Fire Chief Casey Welborn, and Lt. Justin Lewis.

DISCUSSION ITEMS

1. Discussion regarding the Marion Road construction project.

Director Bolz introduced the Kimley-Horn team. Kaley Wilson with Kimley-Horn provided a presentation and overview of the reconstruction on Marion Road.

Discussion ensued regarding the total cost, the amount committed by Denton County, the forthcoming speed study, the location of utilities, and the public meeting scheduled for September 23, 2025.

2. Discussion on the 2025-2027 Interlocal Cooperation Agreement Fire Protection Services between Denton County and the City of Sanger.

Chief Pennington provided an overview of the item.

Discussion ensued regarding the aspects of the agreement, the cost to answer an EMS call, the amount reimbursed by the County, the number of calls in the County, and the cost of the additional equipment necessary to outfit the Medic.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No additional discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:11 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:21 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Fire Chief David Pennington, Assistant Fire Chief Casey Welborn, and Police Chief Cheek.

INVOCATION AND PLEDGE

Councilmember Gann gave the Invocation. The Pledge of Allegiance was led by Councilmember Barrett.

CITIZENS COMMENTS

No one addressed the Council.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

3. United Way Proclamation - United is The Way Month September 2025

Mayor Muir read the proclamation.

Mayor Muir called for a motion supporting the motion.

Motion: Chick

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

CONSENT AGENDA

4. Consideration and possible action on the Final Plat of Sanger Middle School, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.
5. Consideration and possible action on a Minor Plat of Rising Star Corner Addition, being approximately 1.466 ares of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck Creek Rd and Rising Star Ln.
6. Consideration and possible action on approving a proposal from C&G Electric, an approved BuyBoard vendor, for installation of a new 250 HP Variable Frequency Device (VFD) for Well 9; and authorize the City Manager to execute said agreement

7. Consideration and possible action on the minutes from the August 18, 2025, meeting.
8. Consideration and possible action on the 2025-2027 Interlocal Cooperation Agreement Fire Protection Services between Denton County and the City of Sanger.
9. Consideration and possible action on the purchase of Life Pak 15 as a replacement on a medic, not to exceed \$65,000.00.

Mayor Muir removed Item 8 for additional discussion.

Motion to approve Items 4-7 and Item 9 of the consent agenda as presented.

Motion: Chick

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Mayor Muir moved to Item 10 of the agenda.

Discussion ensued regarding Item 8 of the consent agenda.

Motion to approve Item 8, ensuring no laps in services.

Motion: Bilyeu

Second: Barrett

Amended Motion to approve Item 8, as presented, ensuring no lapse in services, and for a 90-day review, and staff to continue discussions and negotiations with the County and provide an update to the Council in 90 days.

Motion: Bilyeu

Second: Barrett

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: Chick

Motion passed 4-1-0.

Mayor Muir moved back to Item 12 of the agenda.

PUBLIC HEARING ITEMS

10. Conduct a public hearing on a request for a zoning change from Business 2 (B-2) to Planned Development (PD) for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B and 64B(4), within the City of Sanger, and generally located south of FM 455 and approximately 408 east of the Santa Fe Railroad.

Mayor Muir opened the public hearing at 7:28 p.m.

Director Hammonds provided an overview of the item.

Laura Fernberg, spoke in opposition of the item.

Dana Chandler, spoke in opposition of the item.

Sara, spoke in opposition of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:37 p.m.

ACTION ITEMS

11. Consideration and possible action on Ordinance No. 09-27-25 a request for a zoning change from Business 2 (B-2) to Planned Development (PD) for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B and 64B(4), within the City of Sanger, and generally located south of FM 455 and approximately 408 feet east of the Santa Fe Railroad.

Motion to approve with the amendment that the screening wall material be specified to be masonry.

Motion: Barrett

Second: Bilyeu

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

12. Consideration and possible action on Ordinance 09-23-25, Approving the Property Tax Roll.

Motion to approve.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

13. Consideration and possible action on Ordinance 09-24-25, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2025, and ending September 30, 2026, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

14. Consideration and possible action on Ordinance 09-25-25, setting the City's Ad Valorem tax rate at \$0.689747/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

I move that the property tax rate be increased by the adoption of a tax rate of \$0.689747per \$100, which is effectively a 3.27% percent increase in the tax rate.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

15. Consideration and possible action on Ordinance 09-26-25 ratifying the property tax increase reflected in the fiscal year 2025-2026 budget.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on Resolution 2025-14 amending the fee schedule.

Motion to approve.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

17. Consideration and possible action on authorizing the City Manager to execute a Services Agreement with CORE Construction for the design, OPCC, and construction documents for the renovations at the Sanger Community Center.

Motion to approve.

Motion: Chick

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Gann requested an item to discuss feral hog management.

INFORMATIONAL ITEMS

18. Republic Services Waste Report - July 2025
19. 2025 Atmos Annual Gas Cost Reconciliation Filing Cities
20. Rider GCR - Rate Filing under Docket No. 10170 - August 21, 2025

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:44 p.m.

Kelly Edwards, City Secretary

Thomas E. Muir, Mayor